

# The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD









# TO LET

Use - Office

**Size** - 228 - 1,000 Sq ft

**Rent** - From £100 per week inclusive

- Suites from 228 to 1,206 sq.ft
- Flexible lease terms
- Close to Junction 5 of the M65 Motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk



## The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

#### Location

The Innovation Centre is strategically located within half a mile of Junction 5 of the M65 motorway, which provides direct access to the M6 and M61 to the west and the M66 to the east.

Blackburn Town Centre is approximately one and a half miles from the premises.

### **Description**

The Innovation Centre provides flexible office space from 228 sq.ft to 1,206 sq.ft

The Centre also has a fully equipped meeting and video conferencing facilities and a wide range of business support services available, the Innovation Centre will provide existing companies with a sense of community to stimulate business growth and a nurturing and supportive environment for entrepreneurs during the critical start up stage of their business.

#### **Accommodation**

The current availability is as follows:

UNIT	AREA (sq.ft)	RENT (PA)
G02	230	£5,290
G03	228	£5,244
G04,G05,G06	690	£15,870
G10 & G11	709	£16,307
G12	295	£6,785
G13	296	£6,808
G17	1,000	£23,000
G19	296	£6,808
G20	795	£18,282
G23	271	£6,233
G24	275	£6,325
101	227	£5,221
103	231	£5,313
104,105,106	706	£16,238
107	269	£6,187
109	296	£6,808
110	357	£8,211
111	354	£8,142

Rents from £23 per sq.ft inclusive of service charge, building insurance, electric etc. Further details on request.

#### **Rental**

From £100 per week inclusive

#### **Lease Terms**

The suites are available on flexible lease terms, subject to a minimum of 12 months.

#### Rating

Individual suites will be assessed upon occupation.

Subject to certain conditions no business rates should be payable by the occupier

#### **VAT**

Vat is applicable to figures quoted in these particulars

#### **Services**

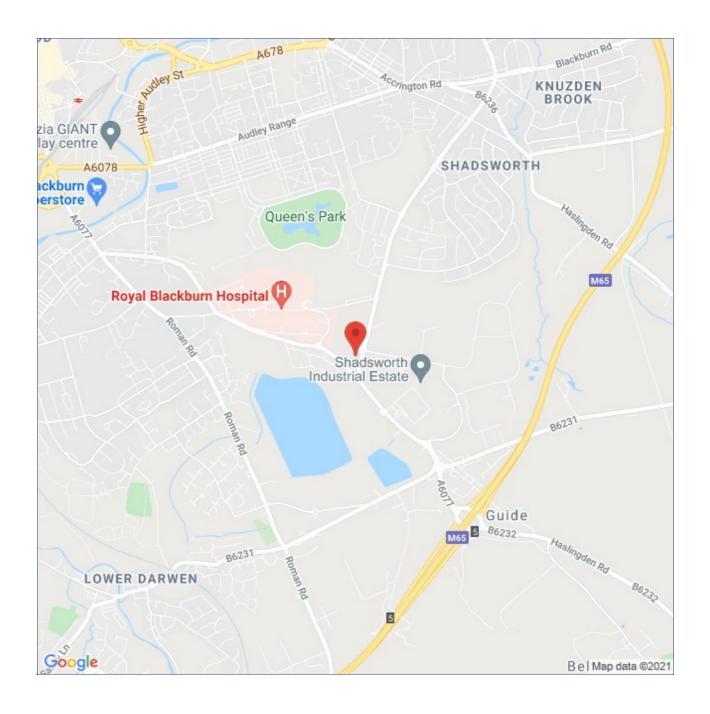
All mains services are available to the premises.

#### **FPC**

An EPC is available on request.

### **Viewing**

Through agents Taylor Weaver (Rebecca Weaver) 01254 699030



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